



George Webb Finn, 43 Park Road, Sittingbourne, Kent, ME10 1DY



£64,500 Per Annum

Unit D, Street Farm Barns The Street, Borden, Sittingbourne, Kent, ME9 8JR

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Unit D is a substantial steel portal frame building forming part of the Street Farm Barns at Borden, offering large-scale, flexible accommodation suitable for storage, workshop, or light industrial use. The unit provides a strong, functional specification and generous internal space, well suited to a range of commercial occupiers.

The unit benefits from a 4.8 m x 3.45 m roller shutter door providing access to the external yard, together with concrete flooring and electric lighting throughout. The internal layout offers clear working space, with approximately 3.7 m between central support columns, allowing flexible configuration for storage, racking, or operational use.

The unit also benefits from a 12.46 m² office, providing valuable administrative accommodation. The wider site is fenced and gated, accessed via a track from Pond Farm Road, offering security and excellent connectivity to Sittingbourne, the A2, M2 (Junction 6), and the wider Kent road network.

Location

Street Farm is situated just off Pond Farm Road in Borden, near Sittingbourne, providing convenient access to the A2, M2 (Junction 6), and the wider Kent road network. The property lies in a rural yet accessible location, approximately 3 miles north of Sittingbourne town centre, with nearby rail connections available at Sittingbourne Station, offering regular services to London and the Kent coast.

Description

Unit D is a substantial steel portal frame building forming part of the Street Farm Barns at Borden, offering large-scale, flexible accommodation suitable for storage, workshop, or light industrial use. The unit provides a strong, functional specification and generous internal space, well suited to a range of commercial occupiers.

The unit benefits from a 4.8 m x 3.45 m roller shutter door providing access to the external yard, together with concrete flooring and single and three-phase electricity and lighting throughout. The internal layout offers clear working space, with approximately 3.7 m between central support columns, allowing flexible configuration for storage, racking, or operational use.

The unit also benefits from a 12.46 m² office, providing valuable administrative accommodation. The wider site is fenced and gated, accessed via a track from Pond Farm Road, offering security and excellent connectivity to Sittingbourne, the A2, M2 (Junction 6), and the wider Kent road network.

Accommodation

Unit D - 749 m² (8,068 ft²)

Steel portal frame building with concrete flooring and electric lighting. The unit features a 4.8m x 3.45m roller shutter door providing access to the external yard. The space between central support columns is approximately 3.7m, allowing flexible internal layout options. Additionally, Unit D benefits from a 12.46m² office contained within the unit. Unit D is suitable for storage, workshop, or light industrial use, and benefits from internal access from Unit C.

Service Charge

The tenant will pay on demand a fair proportion of the communal running costs of the site.

Business Rates

For further information, contact Nick Prior at Swale Borough Council.

Tenancy

Full repairing and Insuring Tenancy offered subject to the 'contracting out' of S.24-S.28 of the security of tenure provisions of the Landlord and Tenant Act 1954.

Terms

Unit D: Rent: £64,500 plus VAT per annum

Deposit: £16,125

Landlord's Agreement Fee: £500.00 plus VAT

Available From: 1 March 2026

Term: 5 years +

Legal Costs: Landlord and Tenant to pay their own respective legal costs



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